

Community Contacts

**Missouri Association
Management, LLC:**
(573) 552-8334

Office Hours: 8:00 a.m.-5:00 p.m.
Monday-Friday

- Administration • Activities
- Owners' Services • Wastewater
- Architectural Control Administration

**Owner Services
Horseshoe Bend:**
(573) 434-0021

**Owner Services
Shawnee Bend:**
(573) 280-2143

Anchor Point Advisory Group:
(Formerly Wilson Toellner, CPA)
(573) 693-0600

MISSION STATEMENT

"To act as an objective body while maintaining and enhancing property values, representing property owners by enforcing the 'Declaration of Restrictive Covenants' and being financially responsible, all in the best interest of the community"

Published by Four Seasons Lakesites Property Owners Association and Missouri Association Management, LLC.
Association Agent,
573-552-8334, for members in good standing.

2025 Four Seasons POA Easter Eggstravaganza

Saturday, April 19th, 2025 – 10:00 a.m. to 11:30 a.m.

Here comes Peter Cottontail Hoppin' down the bunny trail!

Please join us for our Annual Easter Celebration at the Four Seasons POA Campground located at 187 Campground Rd. for Easter themed festivities for the kids and pictures with the Easter Bunny! Refreshments will be provided as well as treats and goody bags for all the children. In case of rain, the Easter Celebration will be held inside the Community Center.

Please **RSVP by April 14th** by calling 573-552-8334 or e-mail events@mam-llc.com.



Four Seasons POA Annual Spring Garage Sale

*It's time to clean out your storage and welcome spring!
Mark your calendar for...*

**THE FOUR SEASONS POA
ANNUAL SPRING GARAGE SALE
APRIL 25th, 26th & 27th**

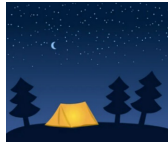
Spaces for sales will be available at the **Four Seasons POA Campground** located at 187 Campground Rd. **NO sales will be allowed at the Community Center parking lot.**

The list of Garage Sale Addresses will be available after **1:00 p.m., Thursday, April 24th**, online at www.fourseasonspoa.com; or, on the Four Seasons POA Facebook page; or, at the Missouri Association Management office located at 2121 Bagnell Dam Blvd. in Lake Ozark. Sign up by contacting: Dana Robinett at 573-552-8334 or drobinett@mam-llc.com.



Property owners are encouraged to visit the POA website at:
fourseasonspoa.com

Spend A Night Under The Stars



The Four Season POA Campground will open the first weekend in March, weather permitting. The campground offers 10 RV/Camper hook-ups (30/50 AMP and water) for \$35 per night and 8 tent sites (110 volt and water) for \$10 per night, with picnic tables and fire rings at each of the 18 camping sites. There is also a bathhouse with men's and women's showers, laundry facilities, pavilion with charcoal grill and large fire ring, swings, and a stage, where we periodically host events.

If you want to get out of the house and into nature while spending quality time with family and friends, or looking for a fun experience for your visitors, please contact the POA Office for reservations: 573-552-8334 or email to events@mam-llc.com.

Aquatic Center Reminders

Spring is just around the corner and a good time to remind you to stop by the Aquatic Center Office to claim any lost-and-found items you or your family may have left behind.



We want to take this opportunity to remind you, all children age 15 and under must be accompanied by an adult. For the safety of your young children, always assist them to the restrooms and discourage playing in the restrooms. Also, please note large size balls are not allowed in the Aquatic Center. Playing with smaller size balls inside the pool is a great way to have fun, while keeping in mind the area around the pool is not to be used for games.

Please join in the fun at the Aquatic Center ... we love seeing you and your family! If you have any questions, please call Owner Services at 573-434-0021 or the Missouri Association Management Office at 573-552-8334.

Clarification Regarding Amenities

Dear Valued Four Seasons POA Owners,

We would like to take a moment to clarify that the amenities available to you as members of the Four Seasons Property Owners Association (POA) are separate from those of the neighboring resort, The Lodge of the Four Seasons. While the similarity in names can be confusing, please note that POA owners are not permitted to use The Lodge's indoor pool.

However, as a benefit of your membership, you are eligible for discounts for the golf course and restaurants associated with The Lodge of the Four Seasons.

Thank you for your understanding and cooperation in utilizing the amenities and services exclusively offered by the Four Seasons POA.

Volunteers Needed For Community Center Library

We are seeking a couple of dedicated volunteers to help manage the Community Center Library. This is a great opportunity to contribute to your community and support a space for learning and relaxation for everyone.



If you're interested, please contact Dana Robinett at: 573-552-8334 or drobinett@mam-llc.com.

Managed Deer Hunt

"Thank You!" to all who participated in the 2024-2025 Managed Deer



Hunt season. Your surveys will be provided to the Conservation Department and the USDA to determine future hunts. Please look for a sign-up sheet for the 2025-2026 Managed Deer Hunt in future newsletters; or, access it online at FourSeasonsPOA.com. If you have questions or concerns, please call Owner Services at 573-434-0021.

Owner Services Department Hours

Off-season hours are from 8:00 a.m. to 6:00 p.m., seven days a week.

Spring Clean-Up

May 1st, 2nd and 3rd waste containers located in the POA storage areas on Horseshoe Bend and Porto Cima, will be available for Property Owners in good-standing to dispose of unwanted items.

Porto Cima Storage Facility

Thursday, May 1st - 8:00 a.m. to 5:00 p.m.
Friday, May 2nd - 8:00 a.m. to 12:00 Noon
Saturday, May 3rd - 8:00 a.m. to 10:00 a.m.

Country Club Storage Facility

Thursday, May 1st - 8:00 a.m. to 5:00 p.m.
Friday, May 2nd - 8:00 a.m. to 5:00 p.m.
Saturday, May 3rd - 8:00 a.m. to 12:00 Noon

This program has proven to be very successful and is typically scheduled for the weekend following the Garage Sales. Property owners may drop off trash throughout the day on Thursday and Friday, as well as Saturday morning. Due to excessive use at recent clean-up events, the POA is limiting individuals to a maximum of 3 loads throughout the event. If you have any questions call: 573-552-8334 or 573-434-0021.

THE FOLLOWING ITEMS CANNOT BE ACCEPTED:

YARD WASTE (*LEAVES, GRASS, LIMBS*) • BATTERIES • APPLIANCES – ALL • HAY • WASTE OIL
EXPLOSIVES, HIGHLY FLAMMABLE OR VOLATILE SUBSTANCES
BULK LIQUIDS: PAINT, FREON, ANTIFREEZ • PESTICIDES • ANIMAL WASTE/MANURE
RADIOACTIVE MATERIAL • PCB's (*Polychlorinated Biphenyls*) • TIRES
REGULATED INFECTIOUS WASTE • SEPTIC TANK PUMPAGE OR RAW SEWAGE SLUDGE

*For larger items and appliances, you may recycle them at the following locations:

Rock Island Iron & Metal Recycling
401 East 8th Street
Eldon, MO 65026
573-392-3727

Reed's Automotive
20 Twiggy Lane
Eldon, MO 65026
573-392-3590

Reed's Iron & Metal
242 State Road A
Linn Creek, MO 65052
573-873-7222

Social Events Dates and Contacts

The Social Committee meets on the first Thursday of each month at the Community Center at 2:00 p.m.

Rummikub – The ladies meet every Tuesday from 10:00 a.m. to 3:00 p.m. at the Community Center. Please contact Velma Kirchner at 573-280-8761 if interested.

Bunco – The ladies meet the second Tuesday of the month from 6:00 p.m. to 9:00 p.m. at the Community Center. Please contact Karen Blickenstaff 636-346-2128 if interested.

Group Video Exercise – The group meets every Wednesday from 10:30 a.m. to 11:30 a.m. and on Friday at 10:30 a.m. to 11:30 a.m. at the POA Community Center.

Ladies Bridge – The ladies meet every Monday from 10:00 a.m. to 3:00 p.m. at the POA Community Center. Please contact Joan Williams 573-365-5712 if interested.

Couples Canasta – The last Monday evening of the month from 6:00 p.m. to 9:00 p.m. at the POA Community Center. Please contact Debbie Bick 314-420-4786 if interested.

Ladies Canasta – The ladies meet every Tuesday from 10:00 a.m. to 2:00 p.m. and on Wednesday from 10:30 a.m. to 3:30 p.m. at the POA Community Center. Please contact Kathy Russell 573-552-8528 if interested.

Men's Poker – The men meet every Wednesday from 12:00 p.m. to 4:00 p.m. in the Community Center poker room. Please contact Greg Cartwright 913-378-4008 if interested.



Four Seasons Private Lakes Stocked For Fishing

Available to Four Seasons Property Owners only, the fishing lakes are stocked with Catfish, Rock bass, and Bluegill. You must obtain a fishing license before using the lakes.

Where Are The Lakes?

Autumn Lake: Take Horseshoe Bend Parkway (State Road HH), turn right on Cherokee Road.

Follow Cherokee, turn left onto Linn Creek. Follow Linn Creek Road, turn left on Cornett Branch Road. Stay on Cornett Branch, turn right on Cornett Drive. Take Cornett Drive to Autumn Lake Drive, turn left on Autumn Lake Drive. Stay on Autumn Lake Drive and turn right onto the gravel road. There is a sign labeled Autumn Lake.

Good Oak Lake: Take Horseshoe Bend Parkway (State Road HH), turn right on Cherokee Road. Follow Cherokee, turn left onto Linn Creek Road. Follow Linn Creek Road and turn left onto Cornell Branch. Take Cornett Branch to Ridge Road and turn left. The access road is on the left of Ridge Road.

Treeline Lake: Take Horseshoe Bend Parkway (State Road HH), turn right on Bittersweet Road. Follow Bittersweet Road to Bloomington Drive and turn left. Continue straight on Bloomington Drive and it will take you directly to Treeline Lake. (Note: The access road at the end of Bloomington Drive is steep and difficult to maneuver. We suggest you park your car at the top and walk down.)



Owner Contact Information Is Important

Hello! and welcome to another fun summer at the Lake. We would like to ask you to please contact our Management Office at 573-552-8334 to verify your current contact information. This is vital, especially if you do not live at the Lake full-time. Our Owner Services Representatives drive along the roads of the POA and should they see something you need to be aware of, it is good to have a current phone number and e-mail address on file.

Please have fun and enjoy the beautiful pools and lake this spring and summer! If you have any questions or concerns during the weekends, you may text or call Owner Services at 573-434-0021.

New Year - New Beginnings

If you are in violation of any covenants you will receive a phone call, if we have proper contact information. Please make sure we have a valid phone number on file. If we cannot reach you by phone, you will receive a letter by mail. Once you have been notified by phone or letter you need to contact Owners Services or comply with the covenant. If you have any questions, please call 573-434-0021 or go online to fourseasonspoa.com for a list of covenants.

E-911 Address Changes

Since the new Aquatic Center opened, the Camden County E-911 Mapping and Addressing department has issued new addresses for both the new Aquatic Center and the Community Center, located on Horseshoe Bend Parkway. The new addresses are listed below.

POA Community Center
2750 Horseshoe Bend Parkway
Four Seasons, MO 65049

POA Aquatic Center
2730 Horseshoe Bend Parkway
Four Seasons, MO 65049



Text Alerts!
Sign up to stay
connected with us!

Receive important alerts via text by filling out the form on our website <https://fourseasonspoa.com/text-communication/>

Message & data rates apply. Text Campaign Terms of Service and Privacy Policy can be found on our website at the link provided above.

Planning A Party Or Private Event?

The Community Center and the Aquatic Center Conference Room facilities are available for private rental to Four Seasons Property Owners.

THE COMMUNITY CENTER is open daily from 7:00 a.m. to 10:00 p.m. except for reserved Private Events; these events will be posted in the foyer.

THE AQUATIC CENTER hours of operation are listed below. *(Please note hours are subject to change.)*

- **Indoor Pool Hours (October – April)**
Sunday 12:00 p.m. – 7:00 p.m. and Monday thru Saturday 10:00 a.m. – 7:00 p.m.
- **Indoor Pool Hours (May – September)**
Sunday thru Saturday 10:00 a.m. – 9:00 p.m.
- **Indoor Pool – Holiday Hours**
New Years Eve: 1:00 p.m. – 5:00 p.m. • New Years Day: 1:00 p.m. – 5:00 p.m.
Easter: 1:00 p.m. – 5:00 p.m. • Memorial Day: 10:00 a.m. – 9:00 p.m.
Independence Day: 10:00 a.m. – 9:00 p.m. • Labor Day: 10:00 a.m. – 9:00 p.m.
Thanksgiving Day, Christmas Eve & Christmas Day: CLOSED
- **Outdoor Pool Hours (May thru September):** Sunday thru Saturday 10:00 a.m. – 9:00 p.m.
- **The Aquatic Center Conference Room** is available for Private Rental to Four Seasons Property Owners.



If you are interested in reserving the Community Center or The Aquatic Center Conference Room for your event, please visit us online at: FourSeasonsPOA.com to fill out the appropriate Reservation Form, or call Missouri Association Management at 573-552-8334.

Spring Tips

Spring is the best time to:

- Trim mums to measure 8 to 10-inches around, stopping blooms to form until July 4. This will produce large, colorful mums for the fall season.
- Prune summer blooming shrubs such as Spirea, Rose of Sharon, and Burning bushes. Barberries and evergreens such as Boxwoods can be pruned and shaped as needed throughout the year.
- Treat your lawn for grubs.
- Begin lawn fertilization to promote healthy green lawns.
- Cut your ornamental grasses down as low as you can go without cutting into the heart of the plant. Cut them straight across like a flat top haircut.
- Add nutrients to create a healthy medium for the plant to grow. You must augment your gardening areas with fertilizers and nutrients. A general fertilizer (10-10-10 or 20-20-20) and peat moss will add organic material and nitrogen. Preen (a weed killer) will not hurt the flowers and can be added to reduce weeds in your garden.



Crepe Myrtles – In early spring, before they leaf out, trim your Crepe Myrtle. Avoid topping the shrub, but a small amount can be trimmed for neatness and trim all the smaller branches out of the shrub. Avoid leaving nubs on the branches because they form smaller branches that will not hold up flowers.

Azaleas – Prune, transplant, and fertilize in the spring, after the plants have flowered. Add a slow-release fertilizer such as a 12-5-9 or similar types. Prune after they have bloomed, but no later than July 4 because you will be cutting the blooms for next year.

2025 Upcoming Events

Four Seasons POA Board Meetings - 3rd Monday of each month starting at 9 a.m. *(unless otherwise advertised)*

April 3 – 5 p.m.-8:00 p.m. Spring Social

April 8 – Election Day: Community Center

April 19 – 10 a.m.-11:30 a.m. Easter Celebration: POA Campground

April 24 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

April 25-27– Spring Community Garage Sales

May 1-3 – Spring Community Clean-Up

June 14 – Block Party

June 21 – Backup date for Block Party

June 26 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

August 5 – Election Day: Community Center

August 21 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

September 19-21 – Fall Community Garage Sales

September 25-27 – Fall Community Clean-Up

October 11 – 10 a.m. Annual Owners Meeting: Community Center

October 16 – 12 p.m.-5 p.m. Red Cross Blood Drive: Community Center

October 25 – Trunk or Treat

November 4 – Election Day: Community Center

November 29 – 6 p.m. Christmas Lighting Ceremony: Community Ctr.

December 4 – 12 p.m.-3 p.m. Santa Babes

December 6 – 10 a.m.-11:30 a.m. Kids Christmas with Santa

December 7 – 6 p.m.-9 p.m. Magic of Christmas

December 18 – 12 p.m.-5:00 p.m. Red Cross Blood Drive: Community Ctr.



Help Us Be Social

If you would like to get involved by helping to plan social events/parties, please join the Social Committee. We meet the **first Thursday of every month at 2:00 p.m.** in the Community Center. Call Dana at 573-552-8334 or email drobinett@mam-llc.com for more information.

April Gardens

April is when planting your spring gardens begins in earnest. Completing soil preparations in March will enable you to begin planting any bushes, trees, or bulbs you would like to see in full bloom during the summer months.



Begin fertilizing lawns and grassy areas around your planting beds during April, to ensure thick, full growth in the summer.

Trailers



The Spring season is beginning and it's time for everyone to start enjoying some Lake fun! Please keep in mind trailers, boats, & jet skis are not allowed to be stored on your property. You must have a location to put your items when they are not in use. Please call the POA Office at 573-552-8334 for more information. For questions or concerns, please contact Owner Services at 573-434-0021.

Spring Rains

As spring approaches, so does the rain. Spring rains signify the beginning of a new season of growth. Unfortunately, spring rains can bring potential flooding problems. You can help minimize these potential problems by keeping the ditch lines and culverts near your property clear of leaves and debris. Maintaining the ditches and culverts ensures the rain runoff can drain from our roads and property without causing damage to your landscape and lawn.



ACC Update

Spring is coming and residents are starting to plan for landscaping projects and landscaping repairs. While repairing and refreshing your yards, please remember that debris should not be left within the ditch lines. If you place leaves or other yard waste within the ditch lines, please burn the debris and keep the burning materials as far from the pavement as possible.



The ACC reminds everyone, the large green transformer boxes near the road must be free of any impediments. Nothing can be placed within 10-feet of the front of the transformer nor within 3-feet of the other sides. Please remember this when planning your landscaping this spring and summer.

Finally, these landscaping projects require permits. The administrative staff of the ACC will be happy to assist with any questions regarding permits. Please call 573-552-8334.

Spring Rains And Your Wastewater System

Spring is fast approaching and while we all welcome warmer temperatures, we must be mindful of the frequent rains that typically accompany them and the effect that can have on your wastewater treatment system. With this in mind, we would like to stress the importance of keeping the lids to your wastewater treatment system exposed and accessible. If the lid or lids to your system (depending on the type you have) are not exposed, then the run-off caused by frequent and/or heavy rains can enter the system. What this means for homes with grinder pump systems is that the pump may have to run more frequently as the run-off enters the tank, possibly shortening the life of the motor. For homes with onsite treatment systems, this means the drain field may become saturated more quickly as run-off enters the tank, increasing the load on the system and potentially causing the drain field to fail. Both situations can result in costly repair bills. To avoid these problems, we recommend that lids be exposed at least 6-inches from the top of the lid on grinder pump systems and at least 6-inches from the bottom edge of the lid for onsite systems that have concrete lids. If you have any questions about this subject, or about your wastewater treatment system in general, please call the Environmental Services Department at 573-552-8334.



2025-2026 Horseshoe Bend Paving Schedule

2025 Paving List

Alabaster Court • Austin Circle • Austin Court • Ulmus Road • Sac Road

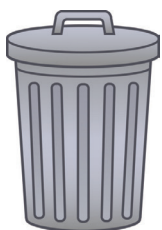
2026 Paving List

Cypress Point Lane • Southern Pine Lane • Pebble Beach Lane • Country Club Drive • Witches Cove Blvd.

**Subject to change*



Let's Talk Trash (Enclosures)!



Please check your trash enclosure for damage from weather. Owner Services will be sending out courtesy letters to the enclosures most in need of repair, this includes power washing or painting.

Trash enclosure permits are free to obtain, just call 573-552-8334 to request a permit. If you are not able to pick up the permit, Owner Services will post the permit for you. Thank you for maintaining your trash enclosures this spring!



2121 Bagnell Dam Blvd. • Lake Ozark, MO 65049
573-552-8334



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